

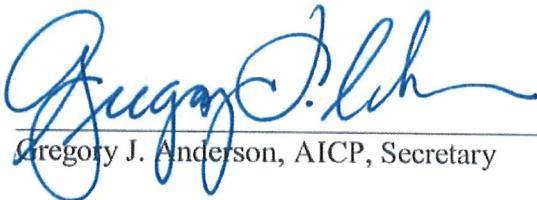
**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission met on Monday, November 26, 2007, to consider proposed rezoning of 22.3 acres from the EI Zoning District to the Oak Ridge Pointe Planned Unit Development Zoning District. Notice of public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed rezone is as follows:

0710-PUD-04 704 East State Road 32, Wilfong & Kreutz
Land Development, LLC requests a change in zoning for approximately
22.3 acres in from the EI zoning district to the Oak Ridge Pointe
Planned Unit Development zoning district.

A motion was made and passed to send a positive recommendation to Town Council to approve the rezone request for 0710-PUD-04 (8-0).

I, Gregory J. Anderson, AICP, being the Secretary of the Westfield-Washington Township Advisory Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Advisory Plan Commission held on November 26, 2007.



Gregory J. Anderson, AICP, Secretary

November 27, 2007

Date

0710-PUD-04 704 East State Road 32, Wilfong & Kreutz Land Development, LLC requests a change in zoning for approximately 22.3 acres in from the EI zoning district to the Oak Ridge Pointe Planned Unit Development zoning district.

Miller reviewed the staff report and petition history.

Mr. Jon Dobosiewicz, Wilfong & Kreutz Land Development, introduced Beau Wilfong, Jose Kreutz, Ephraim Wilfong; Charlie Frankenberger, Nelson & Frankenberger; Matt Brown, A & F Engineering and presented details of the petition and reviewed the history of the petition.

Del Greco reviewed the committee discussion which was positive and addressed the public's concerns.

Spoljaric asked what will insure that the commercial districts do not all wind up as retail and services and no office.

Dobosiewicz responded there was a limitation on the amount of retail, and there are only certain uses under service uses.

Spoljaric referred to the table of permitted uses and asked why discount stores are allowed, but not department stores.

Dobosiewicz stated it was not the intention to include department stores at this location, but stated their willingness to include this if the Commission so chose.

Sanders moved to send 0707-REZ-02 to the Town Council with a positive recommendation.

Kingshill seconded, and the motion passed 8-0.

Memorandum

Date: November 30, 2007

To: Westfield Town Council Members

From: Jon Dobosiewicz, Wilfong & Kreutz Land Development

Re: Proposed Oak Ridge PUD
0710-PUD-04

Town Council Members,

Please find the following information included with this transmittal:

1. A digital copy of the overall Oak Ridge PUD (including Exhibits A-H),
2. A digital red line copy of the PUD ordinance illustrating all changes made to the Oak Ridge PUD as originally filed,
3. A detailed list of the amendments made to the PUD as part of the Plan Commission review process (included under separate memorandum dated November 30), and
4. A digital copy of Zoning Commitments being made in connection with this proposal.

As requested five hard copies of the Oak Ridge PUD ordinance have been provided to the Office of the Town Manager for signature and recording purposes.

The proposed Oak Ridge PUD was forwarded to the Town Council by the Plan Commission on November 26, 2007 with a favorable recommendation. The vote was eight in favor and none opposed.

We plan to appear at the December 10th Town Council meeting for consideration of the proposed Oak Ridge PUD. If you have any questions prior to the meeting or need any additional information please do not hesitate to contact me at 428-8393 (mobile) or 867-0033 (office).

Memorandum

Date: November 30, 2007
To: Westfield Town Council
From: Jon Dobosiewicz, Wilfong Kreutz Land Development
Re: Proposed Oak Ridge PUD
0710-PUD-04

Town Council Members,

The following list of amendments was generated as a result of public comments, interaction with Town Staff and the Comprehensive Plan Committee (CPC) of the Plan Commission. We have provided the Town Council with a comparison ("red line") copy of the amended PUD which reflects these amendments.

Building and Site Design:

1. Amend Article 5.6.A.11: Offsets shall be provided in the rooflines of all buildings. A minimum 4' building footprint offset shall be provided for every 70' of façade length for all buildings within 100' of the State Road 32 right-of-way
2. Article 5.6.A.8: The minimum sidewalk width connecting buildings to the perimeter sidewalk or trails shall be 5' in width.
3. Article 5.6.A.1: reference Exhibits "F", "G", and "H".
4. Include Exhibit "F" to include the example photos of office buildings included in the Introduction and Summary document submitted with the PUD Ordinance.
5. Include Exhibit "G" to include the example photos of commercial buildings included in the Introduction and Summary document submitted with the PUD Ordinance.
6. Include Exhibit "H" to include the example photos of fuel station buildings and landscaping included in the Introduction and Summary document submitted with the PUD Ordinance.
7. Article 5.6.A.12: Note that brick shall not be painted without the approval of the Plan Commission.
8. Article 9.2.G: All parking lots including access drives and parking spaces shall require concrete curbing unless curb conflicts with the provision of a bio swale or other filtration system as part of a Low Impact Development (LID) design.
9. Article 5.6.A.4 and 13.8.A: Light fixtures shall be pedestrian-scale in design. One style of pole shall be used for parking lot lighting across all Districts within the Oak Ridge PUD.
10. Article 9.3.B: Reworked text regarding bicycle parking to clarify requirement.

Oak Ridge – Office District:

11. Article 5.2.O.1: A gated access drive will be constructed between the existing access drive south and east of the Town of Westfield Public Safety Building and the western most parking area within the OR – O District. Said access drive shall be gated and accessible only to public safety personnel.

12. Article 5.2.G.2: All buildings within 100' of the south property line of the real estate shall be the lesser of a maximum 35' or two stories in height.
13. Article 5.2.N.1 All pole mounted lighting fixtures within 100' of the south property line of the Real Estate shall be a maximum of 15' in height.
14. Article 9.1.B: Loading berths are not permitted along the front façade of building or along the side of the building generally parallel with the Midland Trail within 100' of the south property line of the Real Estate.
15. Article 14.4.J Heating and Cooling facilities are not permitted along the façade of buildings generally parallel with the Midland Trail within 100' of the south property line of the Real Estate.
16. Article 5.1.D & 5.2.K: Parking between buildings and behind that front building line along Oak Road and the Midland Trail shall be encouraged. No more than 10% of the parking spaces required for a particular use shall be located closer to the Midland Trail than the associated building. An additional allowance shall be made where the property line does not run parallel to the Midland Trail (see Exhibit "C").
17. Article 5.2.A.2: Explicitly state that drive-thru facilities are not permitted in the OR – Office District. This is exclusive of use and requested by Staff.

Oak Ridge – Commercial 2 District:

18. Article 14.9: Corporate Park Signage and Landscaping Easement: An area 20' in depth from the road right of way and 50' in length as measured from the intersecting right of way shall be established as an easement in favor of the Town of Westfield. Said easement shall be reserved for the establishment and maintenance of landscaping and signage associated with the business park designation of property north and east of the Real Estate.
19. Article 5.4.A.2: Add restrict that outdoor storage or sales display shall also be no more than 30 feet from the building entrance and the area shall be identified on the Development Plan.

Miscellaneous changes:

20. Article 5.6.A.12.e: Qualify that Stucco and EFIS shall be used for accent purposes only and limited to fifteen (15) percent of the building façade.
21. Additional changes have been made at the request of WPWD in Articles 12 & 13.
22. Provide a Commitment stating the following: The Developer shall reserve right-of-way along State Road 32 consistent with an approved Development Plan and in a manner acceptable to the Town.
23. Provide a Commitment stating the following: The Developer shall relocate a tree (Crimson King) from the OR-Commercial 2 District to a location within Quaker Park as agreed upon by the City of Westfield.
24. Article 9.2.G and 13.6 Address the exemption of curb when it conflicts with Low Impact Design (LID) stormwater facilities.
25. Provide a Commitment addressing that no signal shall be installed at the proposed full access drive cut along SR 32.
26. Article 14.3.A.6: Low Impact Design (LID) Considerations – Perennial ornamental grasses, measuring no more than six (6) feet in height, may be substituted for shrubs where necessary to address LID applications. The minimum container size for planting shall be five gallons.

27. Article 14.6: Add buffer yard to the western and northern edge of the real estate. Specify that plantings along the western edge shall be made adjacent to parking and drive areas where possible in Article 14.6.A.1.e.
28. Article 16.6.A.2: Panels may be used only if a minimum of three (3) tenants are identified on Center Monument Signs. If two or fewer tenants are displayed individual channel cut letters will be used.
29. Article 16.5.F: Add restrictions to center monument signs reducing illuminated surfaces to letters and logos.
30. Article 11: Remove Tobacco Shops from the list of permitted uses in the districts where permitted.

Midland Trail and Pedestrian Related Items:

31. Article 9.3 shall be amended to require all non-residential uses larger than 12,000 square feet to provide for shower facilities for employees. This is intended to address the needs of persons riding bikes to work.
32. Article 9.3 shall be amended to require all non-residential uses to provide enclosed bicycle parking either within the primary structure or within accessory structures designed for such purpose. Enclosed bicycle parking shall be provided at a rate of one (1) enclosed bicycle parking space per one hundred (100) required vehicular parking spaces.
33. Article 13.7.I shall be added to require a minimum of two connection points (in addition to the trails intersection with Oak Ridge Road along the Midland Trace Trail into the Office District). The proposed connections shall be subject to the approval of the Town of Westfield. Signage at these access points shall be as approved by the Westfield Parks Department.